

# **HARTLAND TOWNSHIP PLANNING COMMISSION MEETING**

**JANUARY 9, 2003  
7:30 PM**

## **AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JANUARY 9, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF DECEMBER 19, 2002 SPECIAL PLANNING COMMISSION MINUTES
6. ELECTION OF PLANNING COMMISSION OFFICERS
7. CALL TO PUBLIC      **PLEASE APPROACH FRONT CENTER MICROPHONE**

### **PUBLIC HEARING**

8. APPLICANT: DAN CALLAN / EMMA GROSS      **REZONING APPLICATION #298**  
TO REZONE CA (CONSERVATION AGRICULTURE) TO LI (LIGHT INDUSTRIAL)

### **OLD AND NEW BUSINESS**

9. APPLICANT: HARTLAND GLEN DEVELOPMENT      **SPECIAL USE APPLICATION #216**  
IN CONJUNCTION WITH **SITE PLAN APPLICATION #335**      **MAJOR CHANGE TO SITE PLAN #156**  
TO CONSTRUCT AN OUTDOOR DINING AREA AND A STORAGE BUILDING      **SECTION 26**
10. APPLICANT: JACKIE SCHELLER / JAYLYNN      **SUBDIVISION PLAT APPLICATION #11**      **SECTION 23**  
**FINAL PRELIMINARY APPROVAL**
11. DISCUSSION ON THE MASTER PLAN / COMPREHENSIVE PLAN
12. CALL TO PUBLIC
13. COMMITTEE REPORT
14. ADJOURNMENT

NEXT REGULAR MEETING JANUARY 23, 2003

**1. CALL TO ORDER** – The meeting was called to order by Chairman Fountain at 7:30 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL** – Members present: Chairman Fountain, Vice Chairman Douglass, Commissioner Petrucci, Commissioner Phillips, Commissioner Germane and Commissioner Colaianne. Absent: Secretary Kalenauskas. Also present: David Nicholson of McKenna Associates and Deputy ZA Lutz.

**4. APPROVAL OF JANUARY 9, 2003 PLANNING COMMISSION AGENDA** – Move to approve the January 9, 2003 Planning Commission agenda as presented. Motion Phillips. Second Petrucci. Voice Vote. Motion Carried. 6-0-1.

**5. APPROVAL OF DECEMBER 19, 2002 SPECIAL PLANNING COMMISSION MINUTES** – Move to approve the December 19, 2002 Planning Commission Special Meeting minutes as presented. Motion Phillips. Second Douglass. Voice Vote. Motion Carried. 6-0-1.

**6. ELECTION OF PLANNING COMMISSION OFFICERS** – Move to retain the current officers for another term. Motion Petrucci. Second Colaianne. Voice Vote. Motion Carried. 6-0-

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**7. CALL TO THE PUBLIC** – Terry Nosan and Andy Giovanetti were present requesting feedback on their M59 / Pleasant Valley proposal.

Mr. Nicholson briefly discussed his review letter which included an action agenda and implementation strategy.

Commissioner Phillips stated that she had presented the Board with their request for time for a presentation. They should be on the next Board agenda for January 21, 2003.

Chairman Fountain advised them to emphasize that this is a conceptual plan, it is very preliminary and nothing has been finalized.

Mr. Nicholson advised amending the Ordinance to allow mixed use in a Planned Development district.

The developers have had discussions with the Fire Department and will commit to the sub station and discussion of other public services that will be needed.

Further discussions will be needed on the issue of M59 sidewalks.

### **PUBLIC HEARING**

**8. APPLICANT: DAN CALLAN / EMMA GROSS REZONING APPLICATION #298 TO REZONE CA ( CONSERVATION AGRICULTURAL ) TO LI ( LIGHT INDUSTRIAL )** – Dan Callan was present.

Mr. Nicholson was requested to comment on the application. He noted that it is consistent with the current land use plan but not the proposed one. The PD standards would give more control over development.

Outside storage could be an issue with the proposed use.

The public hearing was closed at 8:12 p.m.

**OLD AND NEW BUSINESS**

**9. APPLICANT: HARTLAND GLEN DEVELOPMENT SPECIAL USE APPLICATION #216 IN CONJUNCTION WITH SITE PLAN APPLICATION #335 MAJOR CHANGE TO SITE PLAN #156 TO CONSTRUCT AN OUTDOOR DINING AREA AND A STORAGE BUILDING SECTION 26 –**

Mr. Yaldo was present. Mr. Nicholson summarized his review letter of November 11, 2002. The special use issues have been addressed. He noted that McKenna Associates opinion is that the entryway structure is actually a sign. Mr. Douglass noted that this type of entry structure may become more popular and the Ordinance may have to be amended to deal with it.

There was consensus to:

1. Not require a hydrogeological study since there is no impact from this application.
2. Add setbacks to the plan.
3. Check to see if there is a PIPP (Pollution Incident Prevention Plan) already on site. If not, one must be created. The applicant indicated that the Fire Department had done an inspection.

Move to recommend approval of Hartland Glens Development Special Use Application # 216 in conjunction with Site Plan Application # 335 as a major change to Site Plan Application #156 subject to the applicant fulfilling the requirements 1 –12 as noted on pages 2 and 3 in the McKenna Associates site plan revision review letter dated January 9, 2003. This recommendation does not include approval for the entryway structure. A PIPP ( Pollution Incident Prevention Plan ) will be included per Ordinance Sec. 10.02.T.7. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

Commissioner Germane questioned if the architectural standards applied. Mr. Nicholson noted that the buildings were on the interior of the site and could not be seen from any road. Mr. Yaldo was advised to submit a sign application for the entryway structure. Pending the outcome, he could consider applying to the ZBA.

**10. APPLICANT: JACKIE SCHELLER / JAYLYNN SUBDIVISION PLAT APPLICATION #11 SECTION 23 FINAL PRELIMINARY APPROVAL -** Ms. Scheller was present. She distributed a legal description of the property.

Move to recommend final preliminary plat approval to Jackie Scheller for Subdivision Plat Application #11. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 6-0-1.

Ms. Scheller produced a list of the distribution of copies of information required by the State Land Division Act and satisfied the requirements noted by Mr. Nicholson.

Move to call for the question. Motion Petrucci. Second Germane. Voice Vote. Motion Carried. 5-1-1. Nay Phillips.

**11. DISCUSSION ON THE MASTER PLAN / COMPREHENSIVE PLAN –**

Commissioner Colaianne discussed his issues with the County Planning Staff recommending approval and the County Planning Commission disapproving it. He felt there should have been an adjournment of the issue if there were questions and the Hartland Township Planning Commission given an opportunity to answer questions.

Stewart Oldford spoke from the audience that he raised questions to the Hartland Planning Commission and was not answered. Mr. Oldford was reminded that he walked out of the Hartland Planning Commission meeting after his questions and did not give the Commissioners or Mr. Nicholson a chance to answer him.

Mr. Nicholson noted that the County Planning Commission made a technical error by voting to recommend disapproval. They could only vote approval or disapproval, not a recommendation. He advised requesting a reconsideration of the plan.

There was a discussion of the new designations on the future land use map. It is not necessary to have all the designations in the ordinance. The designations on the current land use map are not all part of the Zoning Ordinance or the Zoning Map.

Mr. Nicholson reviewed the discussion of the Planning Commission on rural residential.

Commissioner Douglass stated that money is the underlying reason for most of the issues with the new future land use map. Higher density produces more money. Rezoning always go for higher density. The manufactured home park is right next to CA which is a high density right next to a low density area. The Planning Commission has to look at the Township as a whole. People are still not making the differentiation between the Future Land Use Map and the Zoning Map. They are not the same thing.

Chairman Fountain was in favor of reopening work on the Comprehensive Plan.

Commissioner Petrucci wanted the large landowners consulted about the plan.

Mr. Nicholson advised that this plan will be covered by the new statute if it is changed. Some of the issues raised by County Planning are simply incorrect.

Commissioner Germane stated that there were reasons for the decisions made by the PC about future land use and these reasons were supported at the time of the discussions. He favored going back to the County and requesting reconsideration.

Commissioner Colaianne stated that the plan can be amended after approval if the Planning Commission deems it necessary.

Commissioner Phillips stated that open space preservation was one of the major items that came out of the visioning sessions.

Move to authorize McKenna to prepare a response to the disapproval of the Comprehensive / Master Plan by the Livingston County Planning Commission at their Wednesday, December 18, 2002 meeting and request reconsideration at the January 2003 meeting. Motion Germane. Second Phillips. Voice Vote. Motion Carried. 5-1-1. Nay Fountain.

As many commissioners as possible should be at the meeting.

**12. CALL TO THE PUBLIC** – Stewart Oldford stated that the special planning area at M59 and Pleasant Valley was contract zoning in his opinion. He referred to it as “stinky”, not good planning and showing no density. Mr. Nicholson had just begun to address his question on density when Mr. Oldford again walked out without listening to the response. Mr. Nicholson continued to review the proposed density in the conceptual plan that Mr. Oldford had questioned. Don Rhodes was in the audience and felt that the density he saw was high.

### **13. COMMITTEE REPORTS**

*Petrucci* – Nothing.

*Germane* – Mr. Crouse has given the sub committee working with him materials for them to review.

In case he is not reappointed, Mr. Germane thanked the Commissioners for the opportunity to work with them.

*Douglass* – Nothing.

*Colaianne* – Nothing.

*Phillips* – The Citizen Planner class through MSU has been approved for Board and Commission members. Mrs. Phillips and Mr. Germane would like to attend. The cost is \$380.00 per person.

*Fountain* – Nothing.

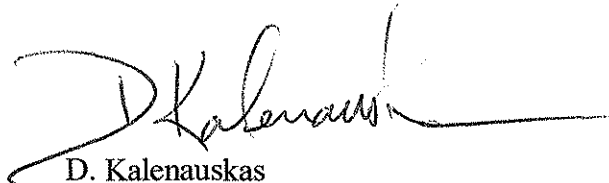
**14. ADJOURNMENT** – The meeting was adjourned at 10:40 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Next Regular meeting – January 23, 2003